



## THE CORPORATION OF THE CITY OF VERNON

### MINUTES OF THE ADVISORY PLANNING COMMITTEE MEETING HELD ON WEDNESDAY, NOVEMBER 23, 2021 at 4:00 PM COUNCIL CHAMBERS (OKANAGAN LAKE ROOM)

**PRESENT:** VOTING  
Mark Longworth, Chair  
Doug Neden  
Jamie Paterson  
Monique Hubbs-Michiel  
Phyllis Kereliuk  
Lisa Briggs

**NON-VOTING:** Mayor Cumming

**ABSENT:** Don Schuster  
Joshua Lunn  
Harpreet Nahal  
Bill Tarr

**STAFF:** Craig Broderick, Manager, Current Planning  
Matt Faucher, Planner  
Kim Flick, Director, Community Infrastructure & Development  
Tracy Mueller, Committee Clerk

**ORDER** The Chair called the meeting to order at 4:00 PM.

**LAND  
ACKNOWLEDGMENT** *As Chair of the City of Vernon's Advisory Planning Committee, and in the spirit of this gathering, I recognize the City of Vernon is located in the traditional territory of the Syilx people of the Okanagan Nation.*

**ADOPTION OF AGENDA** Moved by Doug Neden, seconded by Monique Hubbs-Michiel:

THAT the Advisory Planning Committee agenda of November 23, 2021, be adopted.

**CARRIED.**

**ADOPTION OF MINUTES**    Moved by Monique Hubbs-Michiel, seconded by Phyllis Kereliuk:

THAT the minutes for the Advisory Planning Committee meeting of November 09, 2021 be adopted.

**CARRIED.**

**NEW BUSINESS:**

**(ZON00374) REZONING  
APPLICATION  
FOR 4408 25 STREET**

Matt Faucher, Current Planner, provided an overview of the application as follows:

- The Applicant is looking to downzone the site to create a future strata and rezone to an "R4" to achieve the development project plan.
- In terms of the proposed site, the subject property is located on a laneway with a similar development located to the south.
- The lands are designated as Residential Low Density in the Official Community Plan.
- The proposed R4 rezoning would provide for the proposed three (3) lot Bare Land Strata Subdivision which would include the existing single-family dwelling.

**Mayor Cumming joined the meeting at 4:02 PM.**

The following comments / questions were made by members of the Committee:

- The Committee requested clarification regarding laneway access. Staff, in response confirmed that primary access is off the private lane. Further, staff clarified that:
  - The properties to the south are a strata development and the road is a private strata road. The applicant for the subject application is referring to a similar arrangement but is using a public laneway.
  - The frontage of the lane would be upgraded as part of the subdivision as per bylaw standards and that both the zoning bylaw and subdivision servicing bylaw would address provisions for upgrading the street and lane.

- In terms of process, the proposed variance for setbacks would come forward for Council consideration at "Third Reading" (should the project progress to that stage). The requested variance, if applied for by the Applicant, would come back to the Advisory Planning Committee for consideration.
- Staff clarified that the property owner has the right to make an application for rezoning from R5 to R4. The proposal is reasonable and creates a different type of unit to facilitate affordable housing and is compliant with Residential Low-Density designation in the Official Community Plan.
- The Committee noted that the parking for the location is adequate based on the context of the development. Staff, in response further noted that the restrictive covenant prohibiting secondary suites was intentionally included to eliminate any potential parking concerns. If any suites are proposed, adequate parking will need to be continued.

Moved by Monique Hubbs-Michiel, and seconded by Lisa Briggs:

THAT Council support the application (ZON00374) to rezone LT 1 SEC 2 TWN 8 ODYD PL 4869 (4408 25 Street) from R5 – Fourplex Housing Residential to R4 – Small Lot Residential;

AND FURTHER, that Council's support of ZON00374 be subject to the following:

- a) That the applicant registers a restrictive covenant on title to ensure that future lots created through subdivision will not contain dwellings with secondary suites;

AND FURTHER, that prior to final adoption of the zoning amendment bylaw, any required variance for the proposed development be evaluated by Council and approved if appropriate.

**CARRIED.**

**INFORMATION ITEMS**

- Craig Broderick, Manager, Current Planning, provided an overview of projects discussed at Council on **November 22, 2021**, as follows:
  - **DVP000502 APPLICATION #00502 –8092 OKANAGAN LANDING ROAD** - To allow the house to be on slope in excess of 30% slope. There was a 10-meter road dedication. Council debated and supported the application with a no-build no disturb covenant. And they will need to follow the requirements of a geotechnical study.
  - **DVP000532 APPLICATION #00532 – MT. FOSTHALL PLACE** - In conjunction with Mt. Fosthall Land Use Contract (LUC) there is a variance for one of the lots on Fostall Drive to be in excess of 30%. There will be a Public Input at 5:30 PM on December 13, 2021 in conjunction with the Public Hearing for LUC00024 Discharge Bylaw #5875 for Mt. Fosthall Place.

**NEXT MEETING**

The next meeting of the Advisory Planning Committee is tentatively scheduled for **Tuesday, December 14, 2021 at 4:00 PM.**

Moved by Doug Neden, seconded by Phyllis Kereliuk:

THAT the Advisory Planning Committee meeting of November 23, 2021 be adjourned.

**CARRIED.**

**ADJOURNMENT**

The meeting of the Advisory Planning Committee adjourned at 4:17 PM.

**CERTIFIED CORRECT:**

  
**Chairperson**